

FACILITY MANAGERS MEETING SEPTEMBER 11, 2019





ONTARIO PERFORMING ARTS PRESENTING NETWORK

AROUND THE ROOM INTROS

Please share with us:

- Your name
- Your organization and role
- Brief background about your creative space
- Why are you at The Facility Managers Meeting today?



WHO IS ARTSBUILD ONTARIO?

Helping Ontario's arts organizations build, manage and finance sustainable facilities



FOCUS AREAS

BUILDING

 ABO provides the tools, resources, and services needed to plan and complete building projects.

MANAGING

 ABO offerings help organizations find proactive and sustainable solutions to maintaining their creative spaces.

FINANCING

• We inform arts organizations about funding opportunities and alterative approaches to financing building projects.

LEARNING

 We connect arts organizations with ideas and experts from the sector to help strengthen their knowledge on facility related projects.











ARTSBUILDONTARIO LEARNING SERIES

The Learning Series includes in-person workshops, webinars and other resources to assist arts organizations in leveraging our programs.

Learning Series will focus on topics relevant to the following programs:

- Creative Space Projects: Webinars
- Creative Spaces Brainstorming Workshop (Nov. 12/19 in Toronto)





LEARN IT | BUILD IT | MANAGE IT is a two year workshop series based in Waterloo Region and Guelph to support creative space capital projects.

Fall 2019 – Alternative Financing with Community Forward Fund & Community Engagement with Cobalt Connects

Spring 2020 – Building & Managing Creative Spaces with The Dalton Company and WalterFedy





UPCOMING WORKSHOPS

Alternative Financing and Community Engagement

Orangeville

Tues. Oct. 27

Theatre Orangeville

Waterloo

Tues. Nov. 19

Visitor & Heritage Centre

Guelph

Tues. Dec. 10

10 Carden





The Creative Spaces Mentoring Network is a year long program for arts leaders to gain one-to-one learning with an experienced professional.

Program details will be announced in Winter 2020.







Accessibility Toolkit for Creative Spaces in Ontario

ARTSBUILDONTARIO









Accessibility toolkit for creative spaces across Ontario, focussing on the AODA and Design for Public Spaces Standard.





ArtsBuild is the lead for the SpaceFinder expansion in Canada! We are agents of Fractured Atlas, the creators of SpaceFinder, working as project managers and partners with local leaders.

Key points:

 Available in Toronto, Hamilton, Waterloo Region, York Region, Simcoe County, Ottawa, Sudbury, Mississauga, Alberta, BC, and Manitoba.





A free online guide to planning and executing capital projects for arts organizations.

Includes four streams: new construction, large renovations and additions, small to mid-sized renovations, ongoing operations & maintenance.

Features:

- Free and accessible at anytime
- Industry standard guidelines
- Designed for arts organizations





A collection of curated resources to help arts organizations manage their learning and knowledge around sustainable facilities.

Features:

- Free and accessible at anytime
- Provides examples and resources relevant to capital projects and infrastructure
- Includes case studies, articles, videos and more





Asset Planner is an acclaimed asset management tool that allows arts organizations to track the physical condition of their facilities. ABO has partnered with Ameresco to offer this cloud-based software to our arts organizations.

Features:

- Provides capital forecasting, budgeting for facility upgrades and detailed reports
- On-site walk through and inventory performed by an engineer
- Program/topic training and ongoing support

Component Inventory

Mechanical

- Heating Systems
- Ventilation Systems
- Air Conditioning
- Plumbing / Drainage
- Building Controls
- Fire Prevention



Architectural / Structural

- Roofing, Windows, Exterior Doors
- Foundation & Exterior Walls
- Flooring & Ceilings
- Interior Walls / Doors / Millwork
- Painting & Window Coverings
- Accessories & Equipment



ARTS

Electrical

- Power & Distribution
- Interior Lighting
- Exterior Lighting
- Emergency Power
- Fire Alarm System
- Comm. / IT Systems
- Security Systems
- Clock Systems

Property / Site

- Roadways / Driveways
- Paving & Walkways
- Retaining Walls
- Landscaping
- Fencing
- Underground Utilities



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Validated Condition Report

Component	Component Replacement Value	Component What & Where	Component Commentary (Condition, etc.)	Component Data Source	Overall Condition	Action Brief Description	Action Commentary	Action Type	Action Cost	Photos
B2010 Exterior Walls	\$1,231,780	The principal exterior cladding at the building consists of brick veneer. Certain areas of the buildings structural concrete frame also acts as the exterior wall assembly.	The condition of the exterior wall assembly is good at this time. No areas of masony cracking or spalling were identified. The concrete wall areas are in good condition with no areas of spalling identified. The exterior cladding system underwent rehabilitation in 2006 to repair problem	Validated	Good	Repair exterior walls	This item is a cyclical allowance towards major repairs of the exterior masonry walls and the concrete shear walls. It is our experience that, while these components typically last for the life of the building, however, fairly major repairs are required from time to time. It is difficult to establish exactiv	Repair	\$225,400	
B2020 Exterior Windows	\$558,000	These components are constructed of good quality thermal glazing with aluminum frames. These components are very durable and should provide a service life of at least 40 years. However, less durable components (e.g., hardware weatherstripping.)	The window frames are in good condition with no significant problems noted. No major work is anticipated with these components within the time frame of this study.	Validated	Good	Replace entire window system	No failed thermal panes were observed at the areas reviewed. Weatherstripping generally appeared intact and in sufficiently good condition to serve its intended function	Replacement	\$558,000	
B2030 Exterior Doors	\$9,800	These doors are typically constructed of steel and are usually very durable.	All exterior doors are functional and in satisfactory condition.	Validated	Good	Replace or refurbish the exterior doors and their hardware.		Replacement	\$9,800	y.E
B30 Roofing	\$204,000	The main flat roof consists of an inverted membrane. The membrane is concealed by the overlaying thermal insulation and gravel ballast. Terrace areas at the north end of the building exist at the 6th, 5th and 4th floors.	No significant problem areas were noted other than weed growth beneath/between the pavers at some of the terrace areas that should be removed as a maintenance Item. No reports were given with respect to suspected water leakage. No significant work requirements are	Validated	Fair	Remove the existing ballast and thermal insulation, remove the existing waterproofing membrane, install new roofing and replace the existing insulation and ballast.		Replacement	\$204,000	
C20 Stairs	\$616,616	Stairs		Life Cycle Model	Good					
D1010 Elevators & Lifts	\$30,000	The existing elevator cabs had been completely refurbished with new tile flooring, mirrored panels, and stainless steel trims in approximately 1999. The building is provided with 2 Northern geared traction elevators.	The finishes are in acceptable condition and no remedial work is anticipated during the study period. As per the work program, the service provider for elevator maintenance was contacted to discuss the condition of the devices and the requirements for any expected remedial work within the	Validated	Good	Modernization of elevator motors and controls.		Repair	\$30,000	
D2020 Domestic Water Distribution	\$300,000	The units are aging and failing on a regular basis. The capital plan should allow for a replacement of at least 15 Units per year which allows for a 10% replacement factor. Domestic hot water is circulated continuously through the building.	The building is at the age where domestic water lines typically experience pinholing particularly at the hot water riser line and replacement needs to be planned. Various leaks and repairs of pin-holes has been reported to have commenced at the building. The pumps were not	Validated	Fair	Replace domestic hot and cold water risers to the suites in a phased approach coordinated with suite bathroom work.		Replacement	\$60,000	
D2030 Sanitary Waste	\$200,000	Drainage piping consists of cast iron stacks that convey waste-water from the suites and common areas to the municipal sewer system. Duplex sump pump systems are located in the sub-basement area below the commercial kitchen area.	Drainage piping is not under pressure and generally lasts for the life of the building except for isolated repair. No significant repair requirements are anticipated. The pumps are located in pits and cannot be directly reviewed. There was no alarm condition and the pumps operated satisfactorily in the	Validated	Good	Allowances to replace or repair sections of the drainage piping as needed.	Includes both sanitary and rain water drainage piping	Replacement	\$8,000	
D2095 Domestic Water Heaters	\$25,000	Domestic hot water for the building is provided by 2 Teledyne Laars Model PW 1010 boilers with an input of 1000 MBH each. The domestic hot water is stored in a vertical tank adjacent to the boiler installation in the mechanical penthouse of the building	The domestic water boliers are known to be a quality product and no problems were observed or reported to Enerplan during our reviews. Replacement of the boliers is not anticipated to be required within the time frame of this study. No problems with the tank were observed or	Validated	Good	Replace domestic water heaters		Replacement	\$40,000	



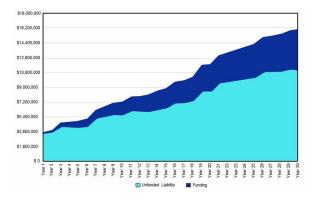


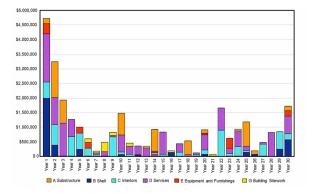
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Needs Review (Dashboards)



- Develop Decision Mapping
 Asset Planning Framework
- Quantify Capital Renewal Needs
 - Data Development & Management
- 5 & 30 Year Capital Plan
 - Life Cycle Profiles
 - On-site assessments
- Capital Creation Strategies
 - Benchmark High level savings opportunities



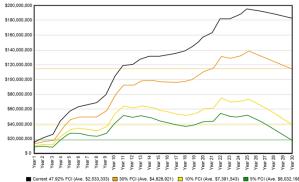


Unfunded Liability



Life Cycle Output

Renewal Costs Per Year



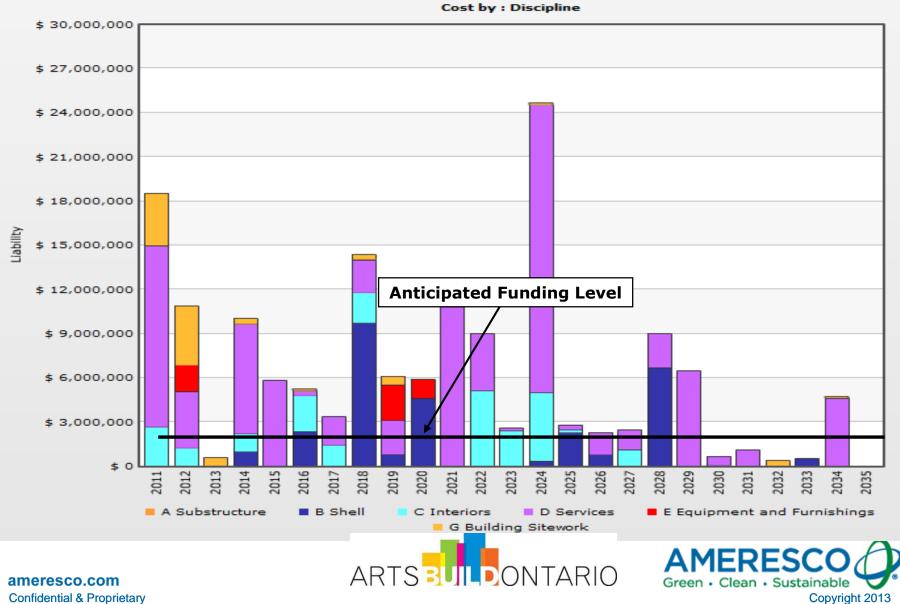
FCI Targets & Capital Needs





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Projected Capital Needs



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FACILITY MANAGERS MEETING



Goals of the meeting will be to share challenges and successes working within your performing arts/creative spaces.







BUILDING SAFETY AND SECURITY

- Where there any issues in the last year you would like to share? How was it resolved?
- What areas are you looking to learn more about in relation to building safety and security?
- What do you need to do to resolve these issues?
 - Work with your municipality/board of directors
 - Revisit policies and procedures?
 - Share resources?



INNOVATIVE USE OF SPACE

- What is your vision or plan in relation to innovative use of space for the coming year?
- How will this be realized?
- What will help or hinder you in achieving your vision?



SPACE RENTALS

- What successes and challenges are resulting from your space rentals program?
 - What's working for everyone?
 - What is not working?
 - Resources (booking software, insurance providers, policies)



CREATIVE HUBS

Creative hubs are now becoming the new norm for arts organizations who want to have sustainable spaces.

Has anyone considered this concept?

What would you be looking to learn about creative hubs?



CONTACT INFO

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